134.0	0004	0002.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 829,400 / 829,400
					USE VALUE: 829,400 / 829,400
					ASSESSED: 829,400 / 829,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		BONAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FREEMAN TERI R TRUSTEE
Owner 2:	TERI R FREEMAN LIVING TRUST
Owner 3:	
Street 1:	35 BONAD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FREEMAN TERI R -
Owner 2:	-
Street 1:	35 BONAD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1918, having primarily Stucco Exterior and 1608 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6528.000	336,100	600	492,700	829,400
Total Card	0.150	336,100	600	492,700	829,400
Total Parcel	0.150	336,100	600	492,700	829,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 515.80 /Parcel: 515.80

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86338

GIS Ref

GIS Ref

Insp Date 12/02/17

!10455!

PREVIOUS ASSESSMENT

Parcel ID 134.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	336,100	600	6,528.	492,700	829,400		Year end	12/23/2021
2021	101	FV	326,800	600	6,528.	492,700	820,100		Year End Roll	12/10/2020
2020	101	FV	326,800	600	6,528.	492,700	820,100	820,100	Year End Roll	12/18/2019
2019	101	FV	265,300	700	6,528.	461,900	727,900	727,900	Year End Roll	1/3/2019
2018	101	FV	265,300	0	6,528.	381,800	647,100	647,100	Year End Roll	12/20/2017
2017	101	FV	265,300	0	6,528.	351,000	616,300	616,300	Year End Roll	1/3/2017
2016	101	FV	265,300	0	6,528.	320,200	585,500	585,500	Year End	1/4/2016
2015	101	FV	259,500	0	6,528.	314,100	573,600	573,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:44:09

LAST REV

Date	Time
10/10/19	15:26:39
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10455

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREEMAN TERI R,	73221-420	1	9/3/2019	Convenience	1	No	No		
GREENSPAN AVA/E	22825-249		1/13/1993		1	No	No		Elizabeth E Greenspun - DOD: 10/25/2015 Bk:

USER DEFINED

Prior Id # 1:	86338
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2017	901	New Wind	21,512	C				
9/30/2014	1285	Re-Roof	9,878		9/30/2014			Strip and re-roof.
6/8/2004	560	Manual	18,200			G6	GR FY06	convrt 1 car garag

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
1/20/2008	Meas/Inspect	372	PATRIOT
3/30/2005	Permit Visit	BR	B Rossignol
11/23/1999	Mailer Sent		
11/9/1999	Measured	256	PATRIOT
9/1/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6528		Sq. Ft.	Site		0	80.	0.94	9									492,671						492,700	

Total AC/HA:	0.14986	Total SF/SM:	6528	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	492,671	Spl Credit		Total:	492,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1918	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30298495
Const Adj.:	1.00989902
Adj $ / SQ:	171.065
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	438027
Depreciation:	135788
Depreciated Total:	302239

COMMENTS

643-8725.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	1

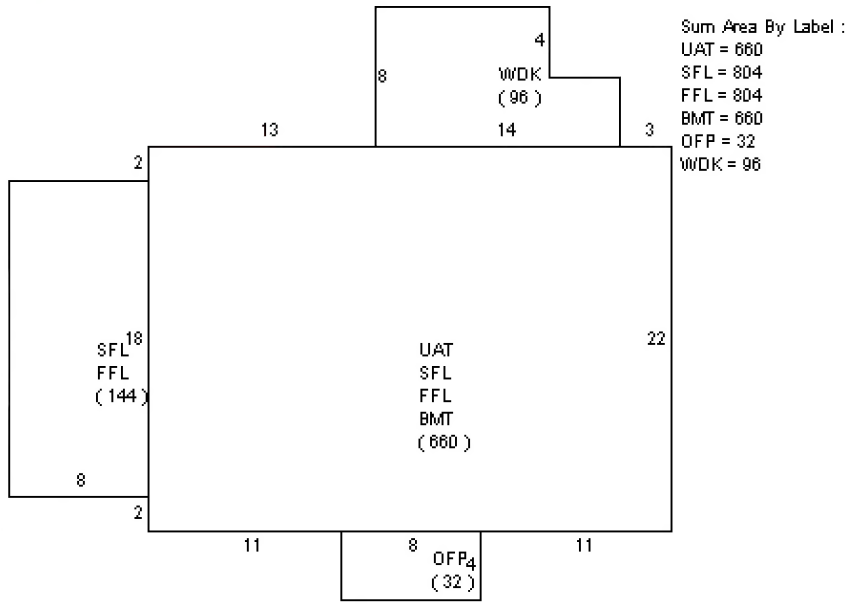
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	188.17
Special Features:	33900	Val/Su Net:	131.24
Final Total:	336100	Val/Su SzAd	209.02

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	804	171.060	137,536
SFL	Second Floor	804	171.060	137,536
BMT	Basement	660	51.320	33,871
UAT	Upper Attic	165	68.430	11,290
WDK	Deck	96	16.160	1,551
OFP	Open Porch	32	44.440	1,422

Net Sketched Area:	2,561			Total:	323,206
Size Ad	1608	Gross Area	3056	FinArea	1608

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

134.0-0004-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
15	Shop	D	S	1	16X22	V	VG	2004	98.00	M	34.4	101			33,900	G6		33,900
2	Frame Shed	D	Y	1	8X8	A	AV	2004	0.00	T	12	101						
19	Patio	D	Y	1	12X14	A	AV	2000	4.48	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	33,900	Total:	34,500